

WICHITA HISTORIC PRESERVATION BOARD MINUTES
13 December 2004
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, December 13th, 2004 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N. Main, Wichita, Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present : George Platt
 Paul Cavanaugh
 Mim Hiesterman
 Randal Steiner
 Kim Edgington – in at 3:10 p.m.
 Claire Willenberg – in at 3:10 p.m.

Members Absent : none

Staff Present : Kathy Morgan, Senior Planner, Historic Preservation, MAPD
 Jeanne L. de Grasse, Planning Analyst
 Mike Gable, Office of Central Inspection
 Ryan Campbell, City Archaeologist

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Added to Item No. 6 : Old Business – additions to application for HPC2004-00187

Motion #1: Motion was made by Cavanaugh, seconded by Steiner, to add HPC2004-00187 to the Agenda.
 Motion carried unanimously (4-0).

Added to Item No. 7 : Certificates of Appropriateness – request to be heard; HPC2004-00235 & -00236

Motion #2: Motion was made by Hiesterman, seconded by Cavanaugh, to add HPC2004-00235 & -00236 to the Agenda. Motion carried unanimously (4-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential	\$ 105,000.00
Revolving Loan Fund – Commercial	\$ 0.00
Deferred Loan Fund – Residential	\$ 68,000.00

ITEM NO. 4 CORRESPONDENCE

The Historic Preservation office has received a copy of the court ruling on Fidelity Title case (HPC2003-0007). Board Members may have a copy on request. The district court ruled in favor of the City and the Wichita Bar Association. The Wichita-Sedgwick County Preservation Alliance is appealing the decision to the Kansas State Supreme Court.

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 8 NOVEMBER 2004 BOARD MEETING

Motion #3: Motion was made by Edgington, seconded by Cavanaugh, to approve the minutes from the 8 November 2004 regular meeting. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

32. **MAJOR:** (HPC2004-00187) Environs, Old City Hall & Carnegie Library
 APPLICANT: Kelly Donham
 FOR: 111 E. Douglas

Applicant requests to make changes to the proposed exterior staircase required by code as second egress. The exterior staircase has been allowed by the City, but it must be enclosed, not open like a fire escape. The enclosed staircase will be constructed on the southeast/rear corner of the building. In addition, the applicant is also seeking approval for a band of windows to be added when open wall (left from demolition of rear single storey structure) is filled in. Steiner suggested a change from four square windows to three to relate to the three vertical rows of windows on the south façade. Applicant agreed to the change.

Motion #4: Motion was made by Steiner, seconded by Willenberg, to approve the changes to the application for HPC2004-00187 as presented. Motion carried unanimously (6-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2004-00210) East Douglas Historic District
 APPLICANT: Lisa Cherney
 Freestyle Signs
 FOR: 417 E Douglas

Applicant proposes to change sign face on internally lighted can sign.

2. **MINOR:** (HPC2004-00211) Environs, Park Place/Fairview Historic District
 APPLICANT: Jose and Francisca Alday
 FOR: 1632 N Jackson

Applicant proposes to build a new 14' x 19' addition to northeast side of house.

3. **MINOR:** (HPC2004-00212) Wheeler Kelley Hagney Bldg
 APPLICANT: Donald G. Arnold
 FOR: 125-127 E Douglas Ave

Applicant proposes to replace east elevation doors to match north.

4. **MINOR:** (HPC2004-00213) Bitting Historic District
 APPLICANT: Holland Roofing
 FOR: 1218 N Bitting

Applicant proposes to re-roof house with composition shingles. Tax Credit project

5. **MINOR:** (HPC2004-00214) Environs, Henry J Allen House
 APPLICANT: Frederick Waterproofing
 FOR: 3833 E 2nd St

Applicant proposes to re-roof house with composition shingles.

6. **MINOR:** (HPC2004-00215) Warehouse and Jobbers Historic District
 APPLICANT: Rich Vliet
 FOR: 920 E Douglas

Applicant proposes to install a blade-style awning.

7. **MINOR:** (HPC2004-00216) Environs, Harvester Loft Apartments
 APPLICANT: Ryan J Bendell
 FOR: 725 E Central

Applicant proposes to re-paint wall signs using same locations.

8. **MINOR:** (HPC2004-00217) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Rodney A Coker
 FOR: 1111 E 1st St

Applicant proposes to install a new 10' x 10' overhead door, 3' x 7' single person door, and new awning - all to match existing.

9. **MINOR:** (HPC2004-00218) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Dan D Rutherford
 FOR: 120 N Washington

Applicant proposes to repair masonry around overhead door, reusing original brick where possible.

10. **MINOR:** (HPC2004-00219) Environs, Topeka/Emporia Historic District & Hypatia House
 APPLICANT: Roof Mechanics
 FOR: 1230 N Broadway

Applicant proposes to replace roof – TPO built up.

11. **MINOR:** (HPC2004-00220) East Douglas Historic District
 APPLICANT: Moore-Martin LLC
 FOR: 622 E Douglas

Applicant proposes to install blade-style awning.

12. **MINOR:** (HPC2004-00222) Environs, Riverview Apartments
 APPLICANT: Nick Dondlinger
 FOR: 807 N Waco

Applicant proposes to repair collapsed corner of building due to city water line break.

13. **MINOR:** (HPC2004-00224) Environs, Fairmount Cottage
 APPLICANT: Mid America Exteriors, Inc
 FOR: 1635 Fairmount

Applicant proposes to remove existing wood shingles and replace with 4 1/2" profile vinyl siding.

14. **MINOR:** (HPC2004-00225) Occidental Hotel
 APPLICANT: Gretchen Klug-Oborny
 FOR: 300 N Main

Applicant proposes to make repairs to the structure. Tax Credit Project.

15. **MINOR:** (HPC2004-00227) Warehouse and Jobbers Historic District
 APPLICANT: Sheldon Kamen
 FOR: 139 N Mead

Applicant proposes to place two decorative wooden signs on two wooden loading dock doors.

16. **MINOR:** (HPC2004-00229) Environs, Senator Long House
 APPLICANT: Karst Garages
 FOR: 324 N Rutan

Applicant proposes to build a new detached garage with 8" lap siding to match house, 8' walls, 16' ridge.

17. **MINOR:** (HPC2004-00230) East Douglas Historic District
 APPLICANT: Gordon Stowe
 Wichita Awning Company
 FOR: 501 E Douglas

Applicant proposes to install 3 blade-style awnings.

18. **MINOR:** (HPC2004-00231) Environs, N Topeka/10th Street Historic District
 APPLICANT: Buckley Roofing
 FOR: 929 N St Francis

Applicant proposes to re-roof hospital Area G-3, 8 stories high near chapel, with bitumen built up roofing.

19. **MINOR:** (HPC2004-00232) Warehouse and Jobbers Historic District
 APPLICANT: Allen's Plumbing
 FOR: 133 N Rock Island

Applicant proposes to run a new gas line to second floor from an existing meter on outside wall, painting pipe to match.

Motion #5: Motion was made by Cavanaugh, seconded by Edgington, to receive and file Minor Certificates of Appropriateness HPC2004-00210, -00211, -00212, -00213, -00214, -00215, -00216, -00217, -00218, -00219, -00220, -00222, -00224, -00225, -00227, -00229, -00230, -00231, and -00232. Motion carried unanimously (6-0).

28. **MAJOR:** (HPC2004-00235 & -00236) Environs, Warehouse and Jobbers Historic District
 APPLICANT: Steve Barrett with Celebrations!
 FOR: 305, 307, & 323 N Wabash

Applicant proposes to demolish existing residential structures at 305 & 307 and to demolish or relocate existing residential structure at 323 N Wabash.

Motion #6: Motion was made by Edgington, seconded by Steiner, that the demolitions do not encroach, damage, or destroy the environs of the Warehouse and Jobbers Historic District. Motion carried unanimously (6-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Copy of court ruling on 221 N Market / Fidelity Title bldg available on request to Board Members.
2. Exit luncheon for Jeanne L. de Grasse suggested - no dates selected at this time.
3. Property Management, City of Wichita, looking into creating a turn lane for the intersection of Douglas and Oliver. The Historic Preservation Office was asked to conduct a preliminary survey of the area and it was found that this projects impacts several significant structures, including the Lincoln Heights Shopping Center and so a formal Section 106 review will have to be conducted. Interested parties to be contacted include the owners of the impacted properties, the Historic Preservation Alliance and the Crown Heights and College Hill Neighborhood Associations.
4. The HPB Annual Workshop – looking at March for the date; location to be decided.
5. Announcement of Kathy Morgan conducting a Tax Credit Seminar at Weigand East on 15 Dec 2004.
6. Discussion of 412 E Douglas – owners looking aid in stabilizing brick exterior walls.

ITEM NO. 9 ADJOURNMENT

Motion #7: Motion was made by Cavanaugh, seconded by Steiner, to adjourn at 4:00pm. Motion carried unanimously (6-0).